

TRANSFER
TAX
PAID

WARRANTY DEED
Joint Tenancy

003773

Susan Perrino and Barbara Smith of Belgrade Lakes, Maine for consideration paid, grants to

Michael J. McDougall and Hazel M. McDougall of Sidney, County of Kennebec, State of Maine, whose mailing address is 33 Quaker Road, Sidney, Maine 04330, as **JOINT TENANTS**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

(SEE SCHEDULE A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 5th day of February, 1999.

Beatrice Dostie
Witness

Witness

Susan Perrino
Susan Perrino

Barbara Smith
Barbara Smith

State of Maine
County of Kennebec, ss.

February 5, 1999

Then personally appeared the above-named Susan Perrino and Barbara Smith and acknowledged the foregoing to be their free act and deed.

Before me,

Beatrice Dostie
Name:
Notary Public/Attorney-at-Law
Commission expires: _____

BEATRICE DOSTIE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 25, 1999



47-190
2230

SCHEDULE A

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the northerly line of Mayflower Hill Drive in said Waterville, which point is located two hundred ten (210) feet easterly of the intersection of the easterly line of Merrill Street and the northerly line of said Mayflower Hill Drive; thence northerly at right angles with said Mayflower Hill Drive one hundred fifty (150) feet; thence easterly in a line parallel with said Mayflower Hill Drive one hundred ten (110) feet; thence southerly at right angles with said Mayflower Hill Drive one hundred fifty (150) feet to the northerly line of said Mayflower Hill Drive; thence westerly in the northerly line of said Mayflower Hill Drive one hundred ten (110) feet to the point of beginning.

This conveyance is made and taken by the grantees with the restrictions and limitations herein enumerated, for themselves, and the survivor of them, their assigns and the heirs of such assigns, for the benefit of Mayflower Realty Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Mayflower Hill Drive and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand dollars (\$12,000.00) as of this day's value (April 25, 1955); that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of Frank R. Hubbard dated May 29, 1993 and recorded at the Kennebec County Registry of Deeds in Book 4407, Page 39. See also Book 4629, Page 294 of said Registry of Deeds.

RECEIVED KENNEBEC SS.

1999 FEB -9 AM 9:00

ATTEST: *Kenneth R. Mann*
REGISTER OF DEEDS